043.0	0007	0026.0	1 of 1	Residential		Total Card / Total Parcel
Map	Block	Lot	CARD	ARLINGTON	APPRAISED:	630,200 / 630,200
					USE VALUE:	630,200 / 630,200
					ASSESSED:	630,200 / 630,200

PROPERTY LOCATION

No	Alt No	Direction/Street/City
73		BEACON ST, ARLINGTON

OWNERSHIP

Unit #:

Owner 1:	MURRAY MARGARET H	
Owner 2:		
Owner 3:		
Street 1:	73 BEACON ST	
Street 2:		
Twn/City:	ARLINGTON	
St/Prov:	MA	Cntry:
Postal:	02474	Type:

Own Occ: Y

PREVIOUS OWNER

Owner 1:	
Owner 2:	
Street 1:	
Twn/City:	
St/Prov:	Cntry:
Postal:	

NARRATIVE DESCRIPTION

This parcel contains 5,875 Sq. Ft. of land mainly classified as One Family with a Conventional Building built about 1920, having primarily Wood Shingle Exterior and 1892 Square Feet, with 1 Unit, 1 Bath, 0 3/4 Bath, 1 HalfBath, 9 Rooms, and 4 Bdrms.

OTHER ASSESSMENTS

Code	Descrip/No	Amount	Com. Int

PROPERTY FACTORS

Item	Code	Description	%	Item	Code	Description
Z	R2	TWO FAMIL	100	water		
o				Sewer		
n				Electri		
Census:				Exmpt		
Flood Haz:						
D				Topo		
s				Street		
t				Gas:		

IN PROCESS APPRAISAL SUMMARY

Use Code	Land Size	Building Value	Yard Items	Land Value	Total Value
101	5875.000	153,200		477,000	630,200
Total Card	0.135	153,200		477,000	630,200
Total Parcel	0.135	153,200		477,000	630,200

Source: Market Adj Cost | Total Value per SQ unit /Card: 333.09 | /Parcel: 333.0

Legal Description

Entered Lot Size

Total Land:

Land Unit Type:

User Acct 30914

GIS Ref

GIS Ref

Insp Date 02/13/19

!3725!

PREVIOUS ASSESSMENT

Parcel ID: 043.0-0007-0026.0

Tax Yr	Use	Cat	Bldg Value	Yrd Items	Land Size	Land Value	Total Value	Asses'd Value	Notes	Date
2020	101	FV	153,200	0	5,875.	477,000	630,200	630,200	Year End Roll	12/18/2019
2019	101	FV	172,100	0	5,875.	506,800	678,900	678,900	Year End Roll	1/3/2019
2018	101	FV	172,100	0	5,875.	369,700	541,800	541,800	Year End Roll	12/20/2017
2017	101	FV	172,100	0	5,875.	322,000	494,100	494,100	Year End Roll	1/3/2017
2016	101	FV	172,100	0	5,875.	274,300	446,400	446,400	Year End	1/4/2016
2015	101	FV	167,700	0	5,875.	268,300	436,000	436,000	Year End Roll	12/11/2014
2014	101	FV	167,700	0	5,875.	220,600	388,300	388,300	Year End Roll	12/16/2013
2013	101	FV	167,700	0	5,875.	209,900	377,600	377,600		12/13/2012

PRINT

Date	Time
12/10/20	18:53:47

LAST REV

Date	Time
04/09/19	14:48:16

apro

SALES INFORMATION

TAX DISTRICT:

PAT ACCT. 3725

Grantor	Legal Ref	Type	Date	Sale Code	Sale Price	V	Tst	Verif	Notes
	10800-399		4/21/1965		15,400	No	No		N

USER DEFINED

Prior Id # 1:	30914
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
Prior Id # 1:	
Prior Id # 2:	
Prior Id # 3:	
ASR Map:	
Fact Dist:	
Reval Dist:	
Year:	
LandReason:	
BldReason:	
CivilDistrict:	
Ratio:	

BUILDING PERMITS

Date	Number	Descrip	Amount	C/O	Last Visit	Fed Code	F. Descrip	Comment

ACTIVITY INFORMATION

Date	Result	By	Name
2/13/2019	Entry Denied	DGM	D Mann
11/26/2018	MEAS&NOTICE	CC	Chris C
4/15/2009	Entry Denied	372	PATRIOT
11/9/2000	Hearing N/C		
2/1/1992		PM	Peter M

Sign: VERIFICATION OF VISIT NOT DATA __/__/__

LAND SECTION (First 7 lines only)

Use Code	Description	LUC Fact	No of Units	Depth / PriceUnits	Unit Type	Land Type	LT Factor	Base Value	Unit Price	Adj	Neigh	Neigh Influ	Neigh Mod	Infl 1	%	Infl 2	%	Infl 3	%	Appraised Value	Alt Class	%	Spec Land	J Code	Fact	Use Value	Notes
101	One Family		5875		Sq. Ft.	Site		0	80.	1.01	1									476,998						477,000	

Total AC/HA: 0.13487 | Total SF/SM: 5875 | Parcel LUC: 101 | One Family | Prime NB Desc: ARLINGTON | Total: 476,998 | Spl Credit | Total: 477,000

Disclaimer: This Information is believed to be correct but is subject to change and is not warranteed.

EXTERIOR INFORMATION

Type:	22 - Conventional		
Sty Ht:	2A - 2 Sty +Attic		
(Liv) Units:	1	Total:	1
Foundation:	3 - BrickorStone		
Frame:	1 - Wood		
Prime Wall:	1 - Wood Shingle		
Sec Wall:			%
Roof Struct:	1 - Gable		
Roof Cover:	1 - Asphalt Shgl		
Color:	RED		
View / Desir:			

GENERAL INFORMATION

Grade:	C- - Average. (-)		
Year Blt:	1920	Eff Yr Blt:	
Alt LUC:		Alt %:	
Jurisdict:		Fact:	.
Const Mod:			
Lump Sum Adj:			

INTERIOR INFORMATION

Avg Ht/FL:	STD		
Prim Int Wall	2 - Plaster		
Sec Int Wall:			%
Partition:	T - Typical		
Prim Floors:	3 - Hardwood		
Sec Floors:			%
Bsmnt Flr:	12 - Concrete		
Subfloor:			
Bsmnt Gar:			
Electric:	3 - Typical		
Insulation:	2 - Typical		
Int vs Ext:	S		
Heat Fuel:	1 - Oil		
Heat Type:	3 - Forced H/W		
# Heat Sys:	1		
% Heated:	100	% AC:	
Solar HW:	NO	Central Vac:	NO
% Com Wall		% Sprinkled:	

BATH FEATURES

Full Bath	1	Rating:	Fair
A Bath:		Rating:	
3/4 Bath:		Rating:	
A 3QBth		Rating:	
1/2 Bath:	1	Rating:	Fair
A HBth:		Rating:	
OthrFix:		Rating:	

OTHER FEATURES

Kits:	1	Rating:	Fair
A Kits:		Rating:	
Frpl:	1	Rating:	Fair
WSFlue:		Rating:	

CONDO INFORMATION

Location:	
Total Units:	
Floor:	
% Own:	
Name:	

DEPRECIATION

Phys Cond:	FR - Fair	40.	%
Functional:			%
Economic:			%
Special:			%
Override:			%
	Total:	40.3	%

CALC SUMMARY

Basic $ / SQ:	80.00
Size Adj.:	1.20496821
Const Adj.:	0.99989998
Adj $ / SQ:	96.388
Other Features:	65750
Grade Factor:	0.90
NBHD Inf:	1.00000000
NBHD Mod:	
LUC Factor:	1.00
Adj Total:	256545
Depreciation:	103387
Depreciated Total:	153157

COMMENTS

RESIDENTIAL GRID

1st Res Grid	Desc:	Line 1	# Units:	1

Level	FY	LR	DR	D	K	FR	RR	BR	FB	HB	L	O
Other												
Upper												
Lvl 2												
Lvl 1												
Lower												
Totals	RMs: 9		BRs: 4		Baths: 1				HB 1			

REMODELING

Exterior:	
Interior:	
Additions:	
Kitchen:	
Baths:	
Plumbing:	
Electric:	
Heating:	
General:	

RES BREAKDOWN

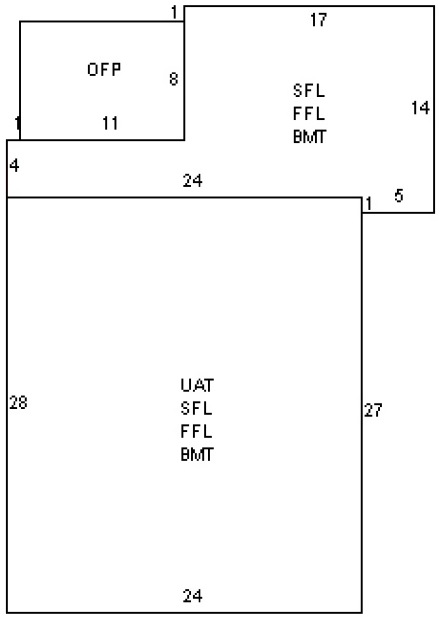
No Unit	RMS	BRS	FL
1	9	4	
Totals			
1	9	4	

COMPARABLE SALES

Rate	Parcel ID	Typ	Date	Sale Price

WtAv$/SQ:		AvRate:	Ind.Val
Juris. Factor:		Before Depr:	86.75
Special Features:	0	Val/Su Net:	49.52
Final Total:	153200	Val/Su SzAd	80.97

SKETCH



SUB AREA

Code	Description	Area - SQ	Rate - AV	Undepr Value
BMT	Basement	946	28.920	27,355
FFL	First Floor	946	96.390	91,183
SFL	Second Floor	946	96.390	91,183
UAT	Upper Attic	168	38.560	6,477
OFP	Open Porch	88	35.250	3,102
	Net Sketched Area:	3,094	Total:	219,300
Size Ad	1892	Gross Are	3598	FinArea 1892

SUB AREA DETAIL

Sub Area	% Usbl	Descrip	% Type	Qu	# Ten

IMAGE

AssessPro Patriot Properties, Inc

MOBILE HOME

Make:		Model:		Serial #:		Year:		Color:	

SPEC FEATURES/YARD ITEMS

PARCEL ID

043.0-0007-0026.0

Code	Description	A	Y/S	Qty	Size/Dim	Qual	Con	Year	Unit Price	D/S	Dep	LUC	Fact	NB Fa	Appr Value	JCod	JFact	Juris. Value

More:	N	Total Yard Items:		Total Special Featues:		Total:	